

**FOR SALE**



**Gwelmeneth, Albion Road, Helston**  
**Guide Price £185,000**

  
**MARTIN&CO**

# Gwelmeneth

Guide Price £185,000

- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- THREE BEDROOMS
- ALLOCATED PARKING SPACE
- ENCLOSED REAR GARDEN

**IDEAL FOR FIRST TIME BUYERS! A three bedroomed mid-terrace house with GARDEN and ALLOCATED PARKING SPACE located in a popular residential area in Helston.**

A three bedroomed mid-terrace house located in a popular residential area in Helston. To the front of the property there is a small patio area with space for bins and recycling and some established shrubs which provide some privacy. As you enter the property there is a good-sized hallway with plenty of space for storage of coats and shoes. The eat-in kitchen is spacious, with fitted floor and wall units as well as room for a dining table and chairs. There is space for a cooker, washing machine and fridge-freezer. There is a large window to the front aspect. The lounge has a spacious seating area and has lots of natural light with a large window looking into the rear garden.



To the rear of the hallway there is a utility room with space for a tumble dryer, freezer and additional storage. The back door leads into the enclosed rear garden which has a patio area as well as a lawn. A garden gate takes you out to the allocated parking space. On the first floor there is a bathroom with a shower over bath and a separate WC. There are two really good-sized double bedrooms and a third smaller bedroom. All the bedrooms have a built-in storage cupboard. There is another storage cupboard on the landing.

Freehold

Gas central heating and hot water

UPVC double glazing

EPC C

Council Tax Band A

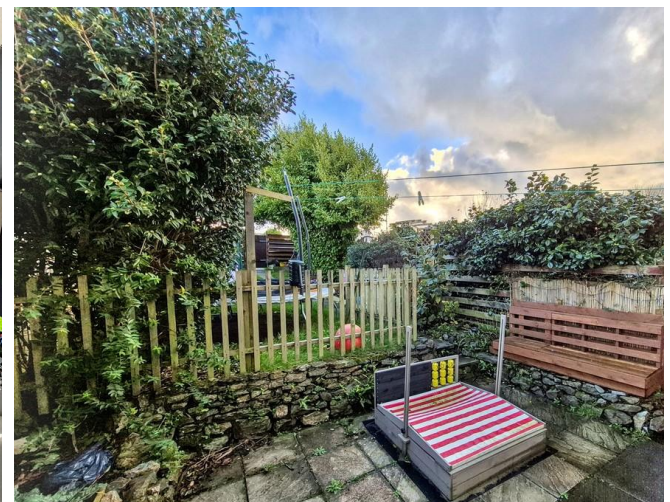
Mains gas, electricity, water and sewage

Allocated parking space

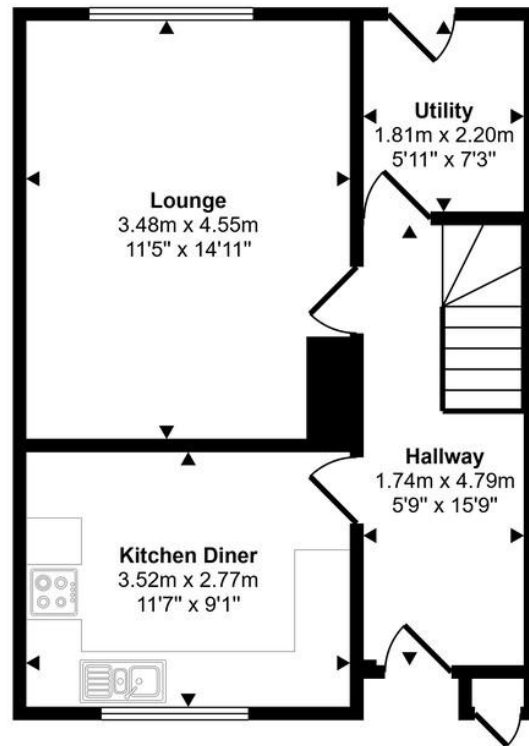
#### LOCATION:

The most southerly town in Great Britain, Helston is a bustling, traditional Cornish town on the Lizard Peninsula. Known globally for its annual Furry Dance (known locally as the Flora Dance), the town is full of quaint streets and stone cottages, with an array of boutiques, shops and cafes on the high street which dates back to medieval times.

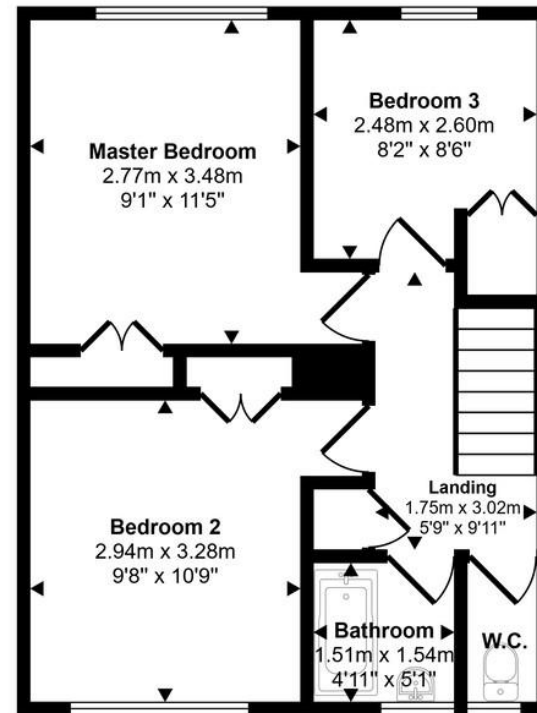
Gwelmeneth is around half a mile from Helston town centre, where you'll find a mix of independent shops, cafes, pubs, and other amenities. Helston Boating Lake and Coronation Park is just 0.6 miles away, offering an array of activities for families, including a skate park and children's play area. Helston Community College and primary schools are both within easy reach and local transport links are excellent, with regular bus services connecting Helston to Falmouth, Penzance, and Truro.



Approx Gross Internal Area  
81 sq m / 868 sq ft



Ground Floor  
Approx 40 sq m / 433 sq ft



First Floor  
Approx 40 sq m / 434 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Martin & Co Falmouth

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.